



## PLANNING COMMISSION MINUTES **DRAFT**

**Thursday, August 27, 2020**  
**Work Session at 7:00 P.M.**  
**Public Teleconference at 7:30 P.M.**  
**Via Zoom**

1. Roll Call

Present: Hugh Wilkerson, Chairman, Joe Gennusa, Michelle West, AJ Passman

Absent: None

Quorum Present: Yes.

Staff Members Present: Joellen Wilson –Planning Director, Jenny Simpkins, Assistant City Manager

2. Call To Order

7:32 PM by Hugh Wilkerson, Chairman.

3. Approval of Agenda

Motion by Michelle West. Second by Joe Gennusa. All for.

4. Approval of Meeting Minutes June 25, 2020

Motion by Joe Gennusa. Second by Aaron Passman. All for.

5. Old Business-None

6. New Business

6.I. **RZ-2020-01 and SUP-2020-03** Application from Taylor Harris for rezoning approximately 27.372 acres of property at 46, 70, and 130 Killian Hill Road, being in the 6<sup>th</sup> District, Land Lots 133, 125, and 124 consisting of tax parcels 6133 001 (part), 6124 052, and a portion of 6124 191, from R-1 (low density residential) to R-2 (medium density residential) to allow a new residential subdivision with 187+/- homes, concurrent with application for Special Use Permit for attached townhomes as a component of the new subdivision.

**Staff presented the application and summarized staff analysis. Staff recommended approval of RZ-2020-01 for R-2 Zoning and approval of SUP-2020-03 for fee simple townhomes with conditions as follows:**

- 1. The SUP shall apply to combined property in zoning exhibit “Conceptual Site Plan” and engineered as one site. Should acreage fail to be acquired or subsequently subdivided or removed from the development, SUP shall be void.**
- 2. The site shall be developed in general accordance with zoning exhibit “conceptual site plan,” and modifications to uses or balance of detached and attached units will be subject to re-review and City approval as a change in conditions.**

3. If phased, a preliminary plat for combined property shall be recorded and detached units shall be constructed prior to or simultaneously with townhomes.
4. Townhomes shall comply with site development standards of Article 7, Sec. 734.
5. Building elevations shall be submitted in color with site development plans for review by Planning Department and architectural treatments on detached units shall result in unique but compatible units with a brick or stone water table min. 30 inches in height. Townhomes shall comply with architectural standards of Article 7, Section 734.
6. A maximum of 104 townhomes shall be sited on the property to transition to detached units, and townhomes shall comprise no more than 60% of total units.
7. Roadway right of way shall be no less than 46', and roadway pavement width shall be no less than 24' (BOC) except on 18' alleys.
8. Lot sizes, widths, setbacks for each housing type shall be met without ZBA variances and density shall not exceed 8 units per acre.
9. Two all-way access/egress drives shall be provided on Killian Hill Road, designed and approved according to Gwinnett County Department of Transportation standards. Road improvements shall be the responsibility of the developer, including but not limited to adequate deceleration and acceleration lanes and turn lanes to meet GC DOT design and safety standards.
10. No recreational vehicle or trailer parking shall be visible from the roads.

Mr. Chuck Ross, representing the applicant presented a summary of the request to rezone the "Bryson property" from R-1 to R-2 with concurrent application for Special Use Permit for attached townhomes as a component of the new subdivision. The following points were made:

- Townhome component will present a nice transition from the industrial and commercial uses to the north of the proposed development.
- Townhomes will be subject to the new development guidelines established by City Council in July.
- Stanley Martin, the builder, will build a quality product. The price point will be \$280,000 - \$350,000 for townhomes and \$340,000 - \$400,000 for single family, detached homes.
- Townhomes along the exterior of the development will have garages on the front; townhomes in the interior will have garages in the rear with alley access.
- Gwinnett County Public School System is selling some of their property for the proposed development to the developer indicating support of GCPS for the proposed development.

**Planning Commission members posed questions for the applicant and the following were discussed:**

Michelle West: Does the first row of townhomes front Killian Hill Road?  
Applicant: Back of townhomes will front Killian Hill Road with screening.

AJ Passman: Will the development result in one, cohesive neighborhood, or will the townhome portion and the detached homes act as two separate developments?  
Applicant: One, cohesive community

Michelle West: How will residents be "somewhat buffered" from existing commercial uses?

Joellen Wilson: This development is unique in that the commercial/industrial surrounding uses are existing. Potential buyers must consider this, and they should know that the commercial uses may change over time. Only a planting strip will be required at the perimeter.

Michelle West: Will this impact the pricing of the units?

Applicant: No, the price points are current and provide for a range.

AJ Passman: Why townhomes rather than only detached homes as permitted in the R-1 zoning district?

Applicant: The market is demanding low-maintenance, close-to-town products. The R-2 zoning district allows a mix of different styles of housing. The proposed townhomes will be a nice transition for the commercial and industrial uses to the North of the development to the single-family, detached units.

Joe Gennusa: What is the square footage of the units? Roof material.

Joellen Wilson: The proposal shows two-story buildings with two car garages that vary in size from 1,965 square feet to 3,100 square feet. Minimum required by code for R-1 is 1,400 sf.

Applicant: roof will be asphalt shingles for all units and HOA will be mandatory.

With no further questions from the Planning Commission members, Chairman Wilkerson opened the public hearing, providing instructions for those wishing to comment for or against the proposed rezoning and SUP.

**Public comments – various residents in and outside the city limits posed concerns about increases in traffic, impact to local public schools, and the proposed density’s impact to greenspace and amenity area within the development.**

Mr. Bruno Bischoff, 4680 Nantucket Dr, Lilburn: Mr. Bischoff is opposed to the proposed development due to traffic and access concerns, and he supports the current zoning of R-1.

Ms. Beanie Danos, 123 Jamestown Court, Lilburn: Ms. Danos is concerned about overcrowding in the schools due to all the new development in the city limits, increased traffic due to explosive growth, open space, and recycling. She asked of impact of red light at Lilburn Industrial Way and details of the amenity area.

Mr. Kyle Tyioran, 4659 Montauk Road, (Nantucket subdivision) in Lilburn: Mr. Tyioran submitted a petition opposing the rezoning request as townhomes are not consistent with the “established residential” area or existing single-family homes between Arcado and US29. He is concerned about little greenspace, price points, and increases in traffic and cut through traffic in Nantucket neighborhood, to get to Camp Creek from Killian Hill.

Kate, no last name provided, lives in unincorporated Gwinnett County: Kate is concerned about the lack of green space presented.

Mr. Jason and Ms. Michelle Edenfield, 4701 Bryson Cove, Lilburn: Mr. and Ms. Edenfield are concerned about too many townhomes/new residents and lack of grocery stores, retail, and restaurants.

Mr. Richard Atwood, 184 Jamestown Ct, Lilburn: Mr. Atwood is concerned about narrow streets limiting access to public safety vehicles. JW responded plan will be reviewed by FM.

Mr. Ken Stephenson, 154 Newport Rd, Lilburn: Mr. Stephenson is concerned about 45’ width of single-family lots, asking if there is a distance requirement between buildings. JW responded plan meets min.

Ms. Melissa Merrick, 4612 Montauk Rd, Lilburn: Ms. Merrick is concerned about how the proposed development will impact the schools.

Lloyd Parks -asked about the impact of the petition.

With no further public comments, Chairman Wilkerson asked for a motion.

**Motion by Joe Gennusa to recommend denial of RZ-2020-01 and SUP-2020-03**, application from Taylor Harris for rezoning approximately 27.372 acres of property at 46, 70, and 130 Killian Hill Road, being in 6th District, Land Lots 133, 125, and 124 consisting of tax parcels 6133 001, 6124 052, and a portion of 6124 191, from R-1 (low density residential) to R-2 (medium density residential) to allow a new residential subdivision with 187 +/- homes, concurrent with application for Special Use Permit for attached townhomes as a component of the new subdivision.

Second by Michelle West. Roll Call Vote:

Joe Gennusa: Yes

Michelle West: Yes

AJ Passman: Yes

**Motion to recommend denial passes unanimously.**

**6.II.Zoning Ordinance Text Amendment. City initiated amendment to Articles 6, 7, and 14**, to update uses and conditions in Commercial Business (CB) and Mixed-Use (MU) zoning districts, and within the Town Center Overlay District (TC), to accommodate additional business types, including brewery, with a Special Use Permit.

Staff presented the staff analysis of all changes to the code sections, asking for questions from Commission Members at the end of the presentation. **Staff recommended approval of the proposed Zoning Ordinance Text Amendments.**

Chairman opened the floor to the public for any questions or comments. There were none.

Motion by Joe Gennusa to accept the Zoning Ordinance Text Amendments as presented by staff.  
Second by Michelle West. Motion passes unanimously.

**6.III.Official Zoning Map Amendments (RZ-2020-02).** City initiated rezoning of various parcels in District 6, Land Lot 135, being further identified as Parcels 022, 031, 032A, and 200 in the Town Center Overlay District comprised of total 3.2 acres, from Commercial Business (CB) to Mixed Use (MU) Zoning.

Staff presented the summary and map of proposed parcels. **Staff recommended approval of the proposed amendments to the Official Zoning Map.**

Chairman opened the floor to the public for any questions or comments in support or opposition to the rezoning. There were none.

Motion by Joe Gennusa to approve map amendment as presented by staff. Second by Michelle West. All for. Motion passes unanimously.

7. Adjournment

Motion to adjourn by Aaron Passman. Seconded by Michelle West. All voted for. Meeting was adjourned at approximately 9:32 PM.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Hugh Wilkerson, Planning Commission Chair